**Canada Property Purchase Checklist**

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*Note: Most friends recommended me to look for detached/semi-detached property? As they are free hold and do not involve monthly maintenance fee which would increase annually. Over a span of 10 years the amount accumulated may vary from 40K to 80k.*

1. What goes on the street at various times (check in the morning, afternoon weekends)?
2. Where is the disclosure statement?
3. Does the foundation look solid and without repair?
4. Is the house looking straight and solid?
5. Is the exterior in good shape?
6. Are there any additions to the property?
7. Check the basement and crawl space for smells?
8. Type, age and condition of roof? Year the roof was installed? Warranty documents if any? Service providers?
9. What is the age and condition of weeping tiles/storm drains?
10. What is the insulation type?
11. What is the wiring method?
12. What is the electrical panel size?
13. Have there ever been any leaks in foundation? If so, when? What remedial action has been taken?
14. Are the walls insulated?
15. Is there asbestos in the floor tiles or ceiling tiles or plaster?
16. What is the age of the furnace? When was it installed? Do you have the furnace type and service history?
17. What is the hot water heater type and age? Is it completely owned or rented? If rented, please share the name of the agency and the monthly rentals?
18. If renovations were done, who did renovations and with permits, please share the documentation of the permits?
19. What is the window type and age?
20. Have there ever been rats or an ant history on the property?
21. What is the plumbing pipe type?
22. What si the size of the main service to road?
23. How old are the perimeter drains and what condition are they in?
24. Are there any Buried Oil Tanks on the property?
25. When was the home built?
26. How long they have owned the house? Can we obtain the history of the owners prior to the current owner?
27. What changes or upgrades they have made since they owned the home?
28. If the basement is unfinished. Why is it unfinished?
29. If the basement is finished, does it have legal basement permit?
30. What changes or upgrades they have made since they owned the home?
31. Is the roof mossy?
32. Is the roof sagging in any areas?
33. Is there wood siding in contact with the earth?
34. Has the home just been repainted to cover water or fire damage?
35. Do the floors need to be refinished?
36. Are the loose rugs covering problems with the floors?
37. Were permits obtained when renovations were done?
38. How much is the annual heating, electricity and water bill?
39. How much are the taxes each year on the property? What has been the year-on-year increase in taxes on the property?
40. What are the comparable in the neighborhood?
41. Who owns the boundary fences, when were they installed, if installed by you, can you please share work order information confirming the same?
42. Which are the elementary and secondary public schools for this post-code?
43. Which is the nearest police outpost, fire station for this post-code?
44. Check on the proximity to local amenities- airport, restaurants, stores, water, fire hydrant etc.
45. Perform trend analysis using house sigma, sold pricing data from treb.ca/realtor.ca?
46. Watch for friendliness factors in the neighborhood? Enquire about the neighbor problems or neighbor issues escalated to police?
47. Does this post-code fall into the Maclean’s Canada’s most dangerous places 2020 <https://www.macleans.ca/canadas-most-dangerous-places-2020/> ?
48. Choose an independent legal advisor, what rights do I have if the developer or promoter does not perform?
49. Enquire about the dispute resolution process upfront?
50. What would the costs be and would you have to be present in the local court to bring an action?
51. How do you get your deposit back and how long does it take?
52. What are the ‘trust’ laws and how do they protect you as a buyer?
53. How is the title usually held in Canada?
54. What is the historic accuracy of their process?
55. Do you get the equivalent of a site survey or real property report? Is the information on this document confirmed by a government agency?
56. What are the restrictions for use on the property’s title?
57. What are the zoning rules?
58. Are these historic and indigenous rights issues?
59. Did the residential property has flood impact assessment, if so, which year? If the assessment was done, what is the additional insurance premium coverage the seller had purchased and the premium amount per month?
60. Can the buyer hold the title as a Canadian or does a local have to ‘hold’ the title in trust?
61. What is the current mortgage rate? Are there any pre-closure penalties? If, so what is the percentage?
62. Enquire about the annual property tax limit recommended by the mortgage agent?
63. Check the annual insurance coverage premium for the residential post-code (<https://rates.ca/insuramap>) ?
64. Check median winter and summer temperatures for the residential property and the avg wind speed and the direction of nearest highway/industry?
65. Check for the water quality if it is ground water? If town water enquire about the town water safety standards (<https://globalnews.ca/news/6125107/lead-levels-5-canadian-cities-flint-tainted-water/>) ?
66. Communicate with your realtor, you do not intend to participate in blind bidding and inform him about your criteria for selection of the property.
67. Request for Fire Rescue Records, Incident Reports (large file, flood, hail incidents) and Billing for the residential property prior to purchase, Public Records Request.
68. Survey of gas line, electricity and plumbing lines clearly marked on the property.
69. How do I have a copy of mother deeds and title trail for the residential property upon purchasing?
70. Does your mortgage permit annual lumpsum payments against principal loan amount if so, what is the limit and how many times?
71. Usually the legal expenses do not exceed an amount of CAD$ 2200, if they exceed, please ask for complete break up?
72. Can the 1.5% -2% costs incurred for registering the property be reported in the annual tax report as an expense incurred?
73. Are there any large trees within 6 feet of the foundation of the property that could impact the foundation?
74. Ask for county flood impact assessment maps to assess the impact due to flooding?